

## DARLINGTON

### 16 QUEEN STREET SHOPPING CENTRE

#### RECENT MALL LETTINGS TO MAXIDEALS VALUE STORE, CS NAILS AND CURIOUSITEAS CAFE

##### LOCATION

Darlington has an estimated urban population of 98,900 and a catchment of c. 240,000. It has been awarded £22.3m from the Government's Town Fund to extend regeneration projects.

Major retailers include **House of Fraser, Next, Primark, Wilko, River Island, Peacocks** and **B&M**.

The subject premises occupy a prominent location in the heart of the scheme where retailers include **F Hinds Jewellers, CEX, Rymans Stationers, Sharps Jewellers** and **Card Factory**.

Note the **adjacent ramp access** up to a **160-space surface car park**.

##### ACCOMMODATION

The property offers the following approximate dimensions and net internal floor areas:-

Ground Sales	12.26 sq m	132 sq ft
Ground Ancillary	5.75 sq m	60 sq ft

##### RENT

Offers in the region of £7,500 p.a.x. are invited.

##### LEASE

The property is available on a new effectively full repairing and insuring lease for a term to be agreed.

##### SERVICE CHARGE

The on-account budget for 2021/2022 is £792.91.



##### COSTS

The ingoing tenant is to be responsible for all legal costs, stamp duty and VAT incurred in the transaction.

##### RATES

We are verbally advised by the local rating authority that the property is assessed as follows:-

Rateable Value	£3,800.00
UBR 2022/2023	49.9p
Rates Payable 2022/2023	£1,896.20
Estimated Payable with retail relief	£ 948.10

For further details visit [www.voa.gov.uk](http://www.voa.gov.uk) or contact the local Rating Authority. The Rates Payable may be subject to small business and/or other reliefs.

##### ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is Band C (63). A copy of the EPC is available for inspection if required.

##### VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT. Interested parties must satisfy themselves independently as to the incidence of VAT on any transaction.

##### VIEWING & FURTHER INFORMATION

For further details or viewing arrangements please contact the sole agents for further information:-

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##### SUBJECT TO CONTRACT



(160) (ACTUAL)

160 space car park

50 metres

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